

Task Force Meeting Exhibit

In April 1987 the Board of Supervisors approved the Nipomo Circulation Study and a Resolution imposing road improvement fees on new development under the provisions of Ordinance 2379. The Board of Supervisors adopted the most recent update of the South County Circulation Study and South County Road Improvement Fee Resolution on August 28, 2002. The following is the 2003 Update Report.

Building Activity. From March 2002 through February 2003, the following building permits were issued within the South County study area. See Figure 18 for a map defining the South County study area.

AREA 1

2003	2002	2001	
97	94	250	Single Family Dwelling Units
17	28	8	Commercial Buildings/Tenant Improvements
4			Multi Family Dwelling Units
	2	1	Warehouse
	1	2	Mini Storage Facilities
	1	2	Service Stations
		2	Green House Improvements
		9	Agriculture Storage Buildings
15			Mobile Homes

AREA 2

2003	2002	2001	
134	140	90	Single Family Dwelling Units
2	8	4	Commercial Buildings/Tenant Improvements
	4	3	Warehouse Buildings/Tenant Improvements
1			Industrial Building
	2	2	Green House Improvements
	3	15	Agriculture Storage Buildings
7			Mobile Homes

Road Improvement Fund. The attached Tables A and B report the following information for Area 1 and Area 2 respectively.

- Current fund balance. (Area 1 - \$ 2,054,931.95; Area 2 impact fee account is \$ 2,989,351.76; both as of June 30, 2003)
- All payments received since the inception of the Road Improvement Fees.
- Each year's interest credited to the fund.
- All expenditures from the fund (See Transportation Improvements.)
- Fee Refunds (See Fee Appeals.)

Fee Appeals. One appeal for a waiver of the Road Impact Fee was brought to the Board on August 19, 2003. The appeal was denied.

Transportation Improvements

The capital improvements program, funding sources, and project priorities for the South County Area transportation improvements are in Table 30 – Capital Improvements Projects.

Roadways. To address the changing needs of the South County the following locations require attention. Each location is discussed in detail below. Included in the detailed discussion is the funding source. Many of these projects are funded solely from the Impact Fee Program, however, with some of the projects the County has been successful in securing regional money from the State Transportation Improvement Program (STIP). The funding split between Impact Fees and STIP monies varies by project and is shown in Table 30.

Area 1

Tefft Street – Oakglen Avenue to Thompson Avenue

This project is under construction and is expected to be completed in November 2003. Road impact fees are paying for the widening of existing pavement and traffic signals. Other sources are paying for enhancements.

PDTC (Projected date for total completion)	2003
CSTD (Costs spent to date, 6/31/03)	\$ 746,875
CETCP (Cost estimate to complete project)	\$1,853,000

Willow Road Extension – Pomeroy Road to Thompson Avenue

The consulting firm of Rajappan and Meyer has been hired to prepare the documents required for constructing the Willow Road Extension and the Willow Road / Highway 101 Interchange. They are currently working on Phase 1 of a 4 phase project. Phase 1 is

the preparation of the Project Report and Environmental Document. As funding becomes available, they will be authorized to work on the additional Phases.

Initial – Pomeroy to Hwy 101 + SB Ramps

PDTC	2010
CSTD	\$ 640,992
CETCP	\$10,000,000

Willow Road / Highway 101 Interchange
(See above comments for Willow Road Extension)

PDTC	2040
CSTD	\$174,576
CETCP	\$13,300,000

Southland Ramps

The County Department of Public Works is in the process of developing a Project Study Report (PSR) for this location. The PSR will evaluate the following alternatives and recommend an alternative for advancement.

- On-Ramp only
- On/Off-Ramp from Southland
- Full Interchange
- No Project

The Morro Group is working on the Preliminary Environment Assessment and TPG consulting is preparing a traffic study. Both of these efforts are required for approval by Caltrans.

In addition, the PSR will allow the county to apply for regional funds to construct the final alternative or seek funding from local General Plan Amendments. The Southland PSR should be done by Spring 2004. Funding is from the Area 1 impact fees.

PDTC	2011
CSTD	\$ 25,267
CETCP	\$2,943,000

Sandydale Road (Not in Fee Program)

The South County Circulation Study identifies the paving of Sandydale Road as a high priority. The South County Air Quality Fees have contributed \$60,000 for the paving. County funding is an issue to overcome. The design work on this project is being completed at this time in conjunction with improvements required for a parcel map on the south side of Sandydale. The improvements are anticipated to begin during the summer of 2004.

PDTC	2005
CSTD	
CETCP	\$182,000

Mary Avenue – Tefft Street to Frontage Road

Recent commercial development on the parcel which Mary Street is to traverse has caused a timing setback in constructing Mary Avenue to the South Frontage Road via Hill Street.

The extension of Mary Avenue is a key element of the overall long term operational improvement of the Tefft Street interchange. Mary Avenue will serve as a displaced frontage road and will provide a conduit for local traffic traveling south of Tefft Street as well as provide alternative access path to existing and future development along the south side of Tefft Street.

The County does intend to pursue the development of this project, however, per the analysis of alternatives done in the 2000 Circulation Study Update, will need to first provide for the relocation of the southbound on-ramp at Tefft Street and the reduction of traffic volume on the section of Frontage Road between Tefft Street and Hill Street. This is best done by first pursuing the construction of the Southland on-ramp to be used as an interim access point and than pursuing construction of Mary Avenue.

An interim alternative to Mary Street is the extension of Blume Street from Hill Street to Tefft Street. There is no development on the property at this time and it could provide access to the Southland on ramp. Improvements to Hill Street will be required also.

PDTC	2009
CSTD	???
CETCP	\$2,035,000

Orchard Avenue – Tefft Street to Division Street

The South County Circulation Study identifies improvements along this portion of Orchard Avenue. Development along this corridor should facilitate roadway improvements and re-striping the street for a center turn lane and bike lanes over the next two years. These costs will be reimbursed to the developer from road impact fee funds.

Sidewalks are currently being constructed on the east side of Orchard Avenue from Tefft to the south line of Tract 2299. Part of the sidewalk work is being funded with money from a grant provided by the State Pedestrian Safety Program. The remaining sidewalk is being provided with the development of Tract 2299.

PDTC	2022
CSTD	-0-
CETCP	\$1,090,000

Area 2

Halcyon Road Realignment at Highway 1

The PA & ED portion of this work is to be completed late 2003. Negotiations with a consultant are underway to provide services for the acquisition of right of way and the preparation of plans, specifications, and estimates (PS&E). Funding will be from a combination of Road Impact Fees and STIP funds.

PDTC	2,007/2008
CSTD	\$ 359,985
CETCP	\$4,408,000

Halcyon Road Climbing Lane– Los Berros Creek south to HWY 1

We are currently negotiating a contract for the completing the environmental document, providing assistance with the acquisition of right of way and the preparation of plans, specifications, and estimates (PS&E). STIP funding is paying for the environmental document. A separate Cypress Ridge Impact Fee account along with Road Impact Fees will be used for design and construction. A request for STIP funds to be used for construction will be submitted.

PDTC	2015/2016
CSTD	
CETCP	\$8,000,000

Los Berros Road – El Campo Road to Quailwood Lane

The Public Works Department has received STIP funds for constructing safety improvements along this portion of Los Berros Road. As identified in the circulation study, this section of road will be widened to include two 6-foot shoulders and left turn pockets at Stanton Road and Pomeroy Road. County staff is expected to design this project with construction planned for 2004/2005. The funding for this project is from Area 2 Road Impact Fees and STIP funds.

PDTC	2006/2007
CSTD	\$ 21,580
CETCP	\$1,467,000

Other Road Projects

The Department of Public Works Staff is currently working on the following road projects.

Los Berros Road at El Campo Road

The County Public Works Department has prepared plans and specifications for shoulder widening and left turn lanes at this intersection. An 8" Tosco petroleum pipeline had to be relocated as a part of this work and has been accomplished. The pipeline has been relocated and bids for the road work will be received in September and should be under

construction in October 2003. Road Impact Fees are being used for the shoulder widening for this project in addition to state and federal funds.

PDTC	2004
CSTD	\$ 61,737
CETCP	\$900,000

Los Berros Road – Valley Road to El Campo Road; Overlay

This project is complete and funded by STIP funds.

Pomeroy Road at Augusta Drive

As part of the Blacklake development Augusta Drive was built to connect to Pomeroy Road. However, the location in which Augusta Drive intersects Pomeroy Road does not provide for adequate site distance. To eliminate this problem the Public Works Department is working to obtain the necessary funding to correct the vertical alignment issues on Pomeroy Road and to establish the Augusta Drive / Pomeroy Road intersection. Currently, the project is in the preliminary design phase. Funding sources for construction have yet to be identified.

PDTC	Not Programmed, No funding available
CSTD	\$ 30,000 +/-
CETCP	\$1,961,000

Pedestrian Improvements

During the 2001 Update process the need arose to develop a pedestrian circulation plan for specific areas within the urban area of Nipomo. The “pedestrian circulation plan” evaluates existing conditions, locations of demand, and makes recommendations for necessary improvements.

Future projects from the list will be submitted under various pedestrian improvement grant funding programs.

Road Improvement Fees

Since the 2000 Update road construction costs have increased. Our standard reference for changes in construction costs is the rolling 12-month cost index prepared by the California Department of Transportation (Caltrans).

Recently several highway design projects were negotiated with consultants. It became apparent that the cost for design services, preparation of environmental documents, and environmental mitigation due to construction activity had increase significantly. As a result, all of the previous costs estimates were reviewed and changed to reflect the higher costs and to include total costs; project development, project construction and environmental mitigation.

Based on the new project development and construction cost estimates, the Road Impact Fees for Area 1 and Area 2 are being substantially increased.

Based on the revised development and construction cost changes, the Department of Public Works recommends the following change in the Road Improvement Fees. The 2003 recommend fee schedule is shown in the following table.

Area 1			
Land Use	Current Fee	Proposed Fee	% Change
Residential	\$3,979/pht	\$6,477/pht	63%
Retail	\$606/pht	\$2,692/pht	346%
Other	\$932/pht	\$4,142/pht	344%
Area 2			
Land Use	Current Fee	Proposed Fee	% Change
Residential	\$3,479/pht	\$9,103/pht	162%
Retail	\$737/pht	\$4,576/pht	521%
Other	\$1,134/pht	\$7,040/pht	521%

pht: PM Peak Hour Trip as determined by the Board of Supervisors' policy.

The current fund balance in the Area 1 impact fee account is \$ 2,054,931.95 as of June 30, 2003. The current fund balance in the Area 2 impact fee account is \$ 2,989,351.76 as of June 30, 2003. Attached exhibit shows specific amounts of fees collected and project expenditures for the history of the fee program.

Woodlands Fees

The 2000 Update recommended that the Woodlands development pay 75% of their fees into Area 1 and 25% of their fees into Area 2. The Board of Supervisors approved this fee split with the adoption of the 2000 Update. For the following tables show the fee break down, the amount of fee charged, and the amount deposited in each account.

Impact Fee Schedule

Area 1	Land Use	Proposed Fee*	75%*
	Residential	\$6,477/pht	\$4,858
	Retail	\$2,692/pht	\$2,019
	Other	\$4,142/pht	\$3,107
Area 2	Land Use	Proposed Fee*	25%*
	Residential	\$9,103/pht	\$2,276
	Retail	\$4,576/pht	\$1,144
	Other	\$7,040/pht	\$1,760

*Fees are per PM peak hour trip.

Woodlands Fee Breakdown

Land Use	Fee charged *	Amount deposited in Area 1*	Amount deposited in Area 2*
Residential	\$7,134	\$4,858	\$2,276
Retail	\$3,163	\$2,019	\$1,144
Other	\$4,877	\$3,117	\$1,760

Attachments

Attached to this report are the following exhibits from the “South County Circulation Study.”

- Figure 18, Area Boundaries
- *Table 30 – Capital Improvement Projects*
- *Table A – Road Improvement Fund Nipomo Area 1*
- *Table B – Road Improvement Fund Nipomo Area 2*
- *Table C - Status of Projects*

[Italic print indicates exhibits that have been changed or updated since the last Update Report.]

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Table C - South County Road Improvement Projects
Status of Work *August 2003*

Dept Priority	Road Name	Description	Type	Funding Source	Complete Construction	Comments
IN CONSTRUCTION						
	Tefft Street Enhancement	Oakglen to Thompson	Operations	RIF, STIP, APCD	Nov. 2003	Widening, Channelization
	Tefft St at Dana School Sidewalks	Orchard to Hazel	Safety	State Ped Funds	Oct. 2003	Sidewalk, curb gutter
GOING TO CONSTRUCTION						
	Los Berros Rd	El Campo to El Campo	Operations, safety	HES, STIP	Mar. 2004	Widening, Channelization
DEVELOPING PROJECT PLANS						
	Los Berros	Stanton to Pomeroy	Operations, Safety	STIP, RIF	2005	Widening, Channelization
	Willow Road Extension	Pomeroy to Thompson	Operations	RIF	2006	Env. work underway
	Willow Road Interchange	HWY IOI	Operations	RIF, STIP	2010	Env. work underway
	Halcyon Rd & HWY 1 Align.	At HWY 1	Capacity	STIP, RIF	2006	Completing Env. & Beg. PS&E
	Halcyon Rd. Climbing Ln.	HWY 1 to Los Berros Creek	Capacity	STIP, RIF	2010	Beg. Env & Beg. PS&E
	Southland WHY 101 Ramps	Southland at S Frontage	Operations	STIP, RIF	2006	Dev. PSR
	Sandydale Road	700' of unpaved rd. east of Pomeroy	Maintenance	SCAQ	2005	Consult. prep. plans
	Pomeroy Road	New intersection at Augusta Dr., vertical alignment				Preliminary Design
DEVELOPING PROJECT SCOPE						
	Aden	Pomeroy to Summit Stat. Rd.	Operations	SCAQ	2008	Improve alignment, pave road

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